

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-02-86/Z-00-77

02-0 -2178

AN ORDINANCE TO AMEND ORDINANCE Z-00-77, ADOPTED BY CITY COUNCIL DECEMBER 4, 2000 AND APPROVED BY OPERATION OF LAW DECEMBER 13, 2002, REZONING FROM THE I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE RG-3-C (RESIDENTIAL GENERAL-SECTOR 3-CONDITIONAL) DISTRICT, PROPERTY LOCATED AT 675-695 GREENWOOD AVENUE, N.E. FOR THE PURPOSE OF APPROVING A REVISED SITE PLAN.

OWNER: 675 GREENWOOD AVENUE, ASSOC., LLC

APPLICANT: SOUTH COAST DEVELOPMENT INTL., INC.

NPU-F COUNCIL DISTRICT 6

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the conditional site plan governing the development of property located at 675-695 Greenwood Avenue, N.E., and more particularly described by the attached legal description identified as Exhibit A, is hereby deleted in its entirety and a revised site plan entitled "Greenwood Avenue Lofts, Site Plan Modification" prepared by Center Point Engineering dated November 5, 2002 and marked received by the Bureau of Planning November 12, 2002 is hereby adopted in lieu thereof.

SECTION 2. That all other previously adopted conditions governing the development of the above referenced property are hereby deleted in their entirety.

SECTION 3. That a copy of the currently governing ordinance Z-00-77 (00-0-1636) is hereby attached for reference purposes only.

SECTION 4. That any conditions hereby approved (including the conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 5. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Z-02-86

## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 17 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a #2 inch rebar found on the southern right-of-way of Greenwood Avenue (45' right-of-way) and the western right-of-way of Ponce de Leon Place (50' right-of-way); Thence along the right of way of Greenwood Avenue South 89 degrees 17 minutes 12 seconds West, 209.87 feet to a  $\frac{3}{4}$  inch rebar found; said rebar being the TRUE POINT OF BEGINNING; Thence leaving said right-of-way South 00 degrees 02 minutes 31 seconds East, 150.07 feet to a 5/8 inch rebar set; Thence South 89 degrees 08 minutes 37 seconds West, 33.24 feet to a 5/8 inch rebar set; Thence South 89 degrees 08 minutes 37 seconds West, 34.90 feet to a 5/8 inch rebar set; Thence South 89 degrees 08 minutes 37 seconds West, 23 seconds East, 10.00 feet to a 5/8 inch rebar set; Thence North 89 degrees 08 minutes 37 seconds East, 68.00 feet to a 5/8 inch rebar set; Thence South 00 degrees 02 minutes 31 seconds East, 40.55 feet to a 5/8 inch rebar set; Thence South 89 degrees 08 minutes 11 seconds West, 204.00 feet to a 5/8 inch rebar set at the eastern right-of-way of Southern Railway Systems (100' right-of-way); Thence along said right-of-way North 11 degrees 14 minutes 56 seconds West, 204.33 feet to a #8" rebar set on the southern right-of-way of Greenwood Avenue; Thence along the right-of-way of Greenwood Avenue the following courses and distances: North 89 degrees 08 minutes 37 seconds East, 177.14 feet to a 5/8 inch rebar set; North 89 degrees 08 minutes 37 seconds East, 33.34 feet to a  $\frac{3}{4}$  inch rebar found; North 89 degrees 44 minutes 58 seconds East, 33.23 feet to a  $\frac{3}{4}$  inch rebar found; said rebar being THE TRUE POINT OF BEGINNING.

TWO-CAR GARAGE.

Said tract of land contains 1.017 Acres and is more accurately depicted on a Asbuilt survey prepared for Stephen's Warehouse, Inc.; said survey prepared by GeoSurvey, Ltd., certified by Trenton D. Turk, PLS No. 2411, dated September 28, 1999.

Exhibit A

City Council  
Atlanta, Georgia

SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-00-77  
11-2-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 675-695 Greenwood Avenue, N.E., be changed from the I-1 (Light Industrial) District, to the RG-3-C (Residential General-Sector 3-Conditional) District, to wit:

ALL THAT TRACT or land lying and being in Land Lot 17 of the 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed

A true copy,

  
Deputy Clerk

ADOPTED by the Council  
RETURNED WITHOUT SIGNATURE OF THE MAYOR  
APPROVED as per City Charter Section 2-403

DEC 04, 2000

DEC 13, 2000

**CONDITIONS FOR Z-00-77**

- 1) The site plan titled, "675 Greenwood Avenue", prepared by Surber Barber Choate and Hertlein, dated 9/7/00 and revised 10/3/00, stamped as received by the Bureau of Planning on October 12, 2000.
- 2) Entrance to the property from Greenwood Avenue shall be ungated.
- 3) The building shall be no higher than 89 feet.
- 4) All lower-level parking shall be screened so that it is not visible from Greenwood Avenue.
- 5) The attached agreement marked received by the Bureau of Planning November 2, 2000 and identified as Exhibit A is hereby considered a condition of this rezoning and its provisions shall be enforced as such.

condition:

units limited to 29

Based on site plan dated ~~9/26/00~~ 10/03/00

To: Winnie Curry  
Specifics of agreement reached on Friday, September 29, 2000  
675 Greenwood Ave NE

1. Along Greenwood  
Establish a three and 1/2 foot green space and plant with trees that have been used in surrounding areas such as Golden rain tree or trident maple.

Put in a standard sidewalk next to the established green space.

2. Along the sides of the building  
Plant trees that will grow at least 20 feet tall to screen the two stories of parking deck. Landscaping should be worked out with the adjacent apartment building to provide a green buffer.

3. In the rear of the property  
Plant native shade trees at least one every 30 feet in natural or random order. Trees should reach a 60 to 80 feet height ultimately. Probably there will be room for 5-6 trees. Trees should be at least 3 to 6 inches caliper.

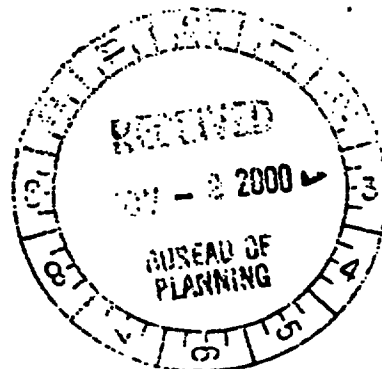
4. At least 20% of the area of the lot will be undisturbed green space. This is a minimum requirement.

Stephanie Coffin

Nyna,

These are the Conditions on Z-00-77. The first 4 were by Stephanie & the 5 & 6 conditions were added by the RHCA Planning Committee.

Winnie



Z-00-77

Exhibit A

page 1 of 1

Z-02-86/200-77  
page 3 of 7



SCALE: 1" = 30'-0"



**SURBER BARBER  
CHOATE & HERTLEIN**

ATLANTA, GEORGIA 30303  
 404-525-6600 FAX 404-525-6601

**ATTACHED TO:**



Page 4 of 7

## PROPOSED SITE PLAN

GROSS LAND AREA - 64,296 SF  
NET LOT AREA - 44,968 SF  
R33 ZONING MAX. FAR - .596  
R33 MAX. RESIDENTIAL AREA - 44,750 SF  
90% EFFICIENCY YIELDS 40,275 SF (SELLABLE)  
- 29 UNITS @ 1,388 SF AVG.

NOTE: CURRENT ZONING IS I-1.  
RGJ ZONING IS CONTINGENT ON  
REZONING APPROVAL  
(APPLICATION • Z-00-77)

**PROPOSED DEVELOPMENT:**

**RESIDENTIAL FLOOR AREA: 44,750 SF**  
**• UNITS: 29 MAX.**  
**PARKING SPACES: 2 PER UNIT-58**

4 LEVELS RESIDENTIAL (DOUBLE STORY UNITS)  
OVER 2 LEVELS OF PARKING (SET INTO SLOPPING  
MAXIMUM HEIGHT: 85'

RESIDENTIAL BUILDING FOOTPRINT: 14,000 SF  
AREA OF DRIVEWAYS: 1,920 SF

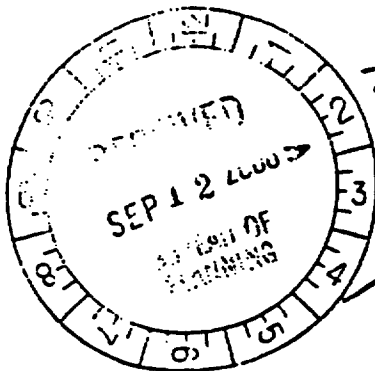
F.A.R. (.44,750/64,296) = .696  
T.O.S.R. (.50,296/64,296) = .78 > .69  
U.O.S.R. (.29,068/64,296) = .45 > .40

## LEGAL DESCRIPTION

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2-00-77

*Trenton D. Turk*

